



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)

WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)



**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** LOU'S AUTO DRIVING SCHOOL (MERCADO) SITE PLAN  
**PROJECT LOCATION:** 297 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 42 - BLOCK 1 - LOT 15  
**PROJECT NUMBER:** 08-10  
**DATE:** 9 JULY 2008  
**DESCRIPTION:** THE PROJECT PROPOSES THE CONVERSION OF THE EXISTING RESIDENTIAL STRUCTURE INTO OFFICES OCCUPANCIES (PERSONAL SERVICE AND RENTAL OFFICE). THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the C zoning district of the Town. The proposed uses are the Personal Service Office (Driving School) (Use A-2) and other Office (space to be rented)(Use A-3). The site includes several (unavoidable) pre-existing non-conforming conditions.

The bulk table should be corrected as follows:

- Remove reference to R-4 as the entire property is in the C zone.
- Lot Width should be indicted as Pre-existing Non-Conforming
- Please re-check rear yard value indicated.
- Proposed Street Frontage value need not be indicted as Pre-existing Non-Conforming since this criteria has no minimum requirement.
- Please verify accuracy of proposed building height value.
- Please check proposed FAR value indicated.

2. We have performed a review of the plans submitted and have the following comments:

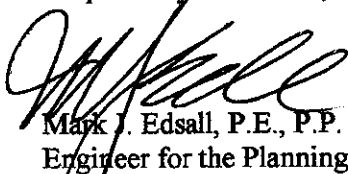
- The plan is somewhat difficult to read. Please darken such lines such as building limits and proposed improvements, for clarity.
- It is difficult to determine the exact configuration of the curb and sidewalk for the front of the building.

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- The rear "sidewalk" appears very narrow. Normally the Board would require a minimum of 6 ft., since vehicle overhang will "waste" at least 2 ft. of the sidewalk.
  - More definition will be needed on the plan to verify the indicated development coverage value.
  - Width of proposed pavement lane around north side of building (to access rear parking lot) should be more clearly indicated (clearly depict existing and proposed pavement lines).
  - Please clarify material types for pavement and subbase for "Section A".
  - The handicapped parking detail must clearly indicate that all striping for the handicapped space must be blue. Also please clarify that there is a double line (one white, one blue) where a standard space adjoins a handicapped space.
  - A dumpster enclosure detail should be provided. We recommend that the Board require installation of a masonry type dumpster enclosure, with exterior finish (or coating) to match the proposed building.
  - An erosion plan has been submitted. This will be reviewed following submittal of an improved drawing set.
3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. My understanding is that NYSDOT and OCDP are involved agencies. The applicant should submit six (6) sets of drawings (folded) and the environmental form for this purpose. (plans should be corrected prior to the circulation).
  4. This project is adjacent to NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). (plans should be corrected prior to the referral).
  5. Submittal of this application/plan to the NYSDOT will be necessary. Our office will prepare the referral form and coordinate with the Planning Board office. (plans should be corrected prior to the referral).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

ME/st  
NW08-10-09July08.doc